



CITY OF
ISSAQUAH
WASHINGTON

Development Services

1775 – 12th Ave. NW | P.O. Box 1307
Issaquah, WA 98027
425-837-3100
issaquahwa.gov

**CITY OF ISSAQUAH
DEVELOPMENT SERVICES DEPARTMENT
ADMINISTRATIVE REVIEW**

NOTICE OF DECISION

TO: Tony Tkach
26027 166th Pl. SE
Covington, WA 98042

PROJECT: **Tkach Short Plat**

FILE NO.: **SP17-00004**

DECISION DATE: October 26, 2017

REQUEST: Subdivide a 94,653 Square foot lot into 3 single family residential lots. There is an off-site steep slope located along the southern and on-site steep slope along the western portion of the lot. The applicants have provided supporting geo-technical information to reduce the steep slope buffer to a minimum of 10-feet from the property line. The steep slope buffer area will be placed in a Native Growth Protection Easement. Improvements including road, curb and gutter are being reviewed under SW14-00058, which is associated with a different short plat SP13-00004

LOCATION: 227th Ave SE

**COMPREHENSIVE PLAN
DESIGNATION:** "Low Density Residential"

PARCEL NUMBER: 6646000020

SITE AREA: 94,653 square feet

ZONING: "SF-S" (Single Family Suburban)

DECISION: The Development Services Department conditionally approves the application for this application, SP17-00004. Approval of the application is based on materials submitted and deemed complete/sufficient on May 24, 2017, and is subject to the following **conditions**:

- 1) New residential structures shall submit a building permit with the City of Issaquah Development Services Department. Additional compliance with the City's Land Use Code for such things as building setbacks, impervious surface, and building height shall be assessed at the time of building permit review.
- 2) Impact fees will be due with the issuance of Building Permits for the new lots, including: 1)

Transportation Impact Fee, 2) Schools Impact Fee, 3) Parks Impact Fee, 4) Fire Impact Fee. These impact fees are required in addition to the SEPA mitigation fees for General Services, Police, and pedestrian and bike facilities.

- 3) The applicant shall submit a geotechnical report evaluating specific building plans and grading plans prior to the issuance of construction and building permits. The geotechnical report shall follow City of Issaquah Development Services "Soils Report Requirements." A third-party independent review of the geotechnical report may be required at the applicant's expense.
- 4) The new lots shall meet the minimum tree density requirements per IMC 18.12.1370. This may require planting of additional trees with subsequent building permits following IMC 18.12.1390. Staff recommends using 100% Conifers as replacement trees.
- 5) Stormwater Compliance with the 2012/2014 Ecology Stormwater Management Manual for Western WA and 2017 Issaquah Addendum to the City adopted storm design manual is required.
- 6) New lots shall install a city approved critical areas sign per standards in 18.10.480.C.1-5 along the border of the NGPE prior to certificate of occupancy for any building permits.
- 7) Road and utility improvements as part of this short plat shall be completed and accepted prior to granting Certificate of Occupancy for the house.
- 8) Following the expiration of the appeal period of this Notice of Decision, provide the City with a mylar copy of the approved short plat for signatures. Mylars shall use the City of Issaquah short plat template. The land use file number of the short plat shall be placed on all mylar sheets.
- 9) The Affidavit of Ownership shall be submitted with the mylars.

I. BACKGROUND

A. Review Procedures (IMC 18.13.370)

1. Short plats are reviewed through a Level 2 process. Public notice to property owners within 300 feet of the project site and notice to parties of record is required.
2. The Director is authorized to approve, approve with modifications or deny applications for short plats. The decision of the Director shall be final unless an appeal is filed in accordance with IMC 18.04.250, Administrative Appeals.

B. Proposal

On April 10, 2017, the Applicant, Tony Tkach applied for a short plat to subdivide one parcel at 227th Ave SE into 3 lots (Exhibit 1). On May 24, 2017, the City of Issaquah Development Services Department determined that the application is sufficient/complete.

C. Related Permits

To construct 3 houses on these future lots will require Building Permits for each new house. Currently, a building permit has been submitted for the development of lot 1.

A Site Work Permit to install sewer, water, stormwater, and street improvements is currently being reviewed under SW14-00058.

II. REASONS FOR DECISION:

1. Issaquah Municipal Code (IMC) 18.04.400 of the Land Use Code authorizes the Development Services Department to review Short Plat applications through a Level 2 Review process (administrative review and approval). The Level 2 Review requires public notice to property owners within 300 feet of the site and a decision by the Development Services Department. The Notice of Application (NOA) was sent to surrounding property owners on September 7, 2017 (Exhibit 4). A 14-day public comment period was provided ending on September 21, 2017. One counter inquiry was received curious about access but had no concerns with the short plat, one email was received asking for the relevant geo-technical information (Exhibit 5), and one public comment was received (Exhibit 6).
2. The proposal is consistent with IMC 18.13.350, Application.
 - A. Create legal building sites with respect to zoning and health regulations.

Response:

 1. The three new lots are each over the 9,600-square foot minimum lot size required for the SF-S zone.
 2. Single family residences are a permitted land uses in the SF-S zone. The applicant plans to construct one single family residence on each lot. Development standards required for construction on each lot (including setbacks, impervious surface limits and building height) will be reviewed with Building Permit applications.
 - B. Access from a legal public road is established.

Response: The lots will have access to 227th Avenue SE from a 40-foot wide Access easement.
 - C. Contain suitable physical characteristics.

Response: The proposed short plat is in an existing single family residential neighborhood. There is a steep slope and associated buffer located both on and off-site. This critical area and its buffer will be placed within a NGPE.
 - D. Consider adjacent municipal and King County subdivision standards.

Response: The proposed short plat is entirely within the municipal boundaries of the City of Issaquah and does not abut any adjacent municipality or King County land.
 - E. Provide for adequate drainage ways, streets, alleys, other public ways, water supplies and sanitary wastes, as deemed necessary.

Response: See no. 7 below.
3. State Environmental Policy Act (SEPA). A SEPA Mitigated Determination of Nonsignificance (MDNS) was issued for the project on September 29, 2017, followed by a 21-day combined comment/appeal period starting on September 29, 2017 and ending on October 20, 2017. The MDNS is entered as Exhibit 7.
4. The site includes 10,908 square feet of steep slope critical areas (slopes greater than 40%), located along the southern and western portion of the parcel. The Critical Area Regulations (IMC 18.10.580) require a 50-foot buffer from the top or toes of slopes over 40%, plus a building setback of 15 feet from the outer edge of the steep slope buffer. Steep slope buffers may be reduced to a minimum of 10 feet pursuant to a critical areas study. A Geologic Assessment (Terry Swanson, received July 24, 2014) (Exhibit 2) was prepared to evaluate geologic conditions and the report recommended a reduction in the steep slope buffer from 50 feet to a range of 25 to 10

feet, plus a 15-foot building setback. The report concluded the proposed setback provides an adequate margin of safety to ensure that minor colluvial landslides would not pose any significant threat to long-term stability. The steep slope buffer shown on the short plat is consistent with the buffer widths as recommended in the geologic assessment.

5. The proposal was reviewed for Transportation Concurrency, per requirements of the Transportation Concurrency Management Code (IMC Chapter 18.15). New single family residences generate 1.01 PM peak hour trips per day. The proposed short plat would create 3 new lots and therefore would generate 3.03 new PM peak hour trips. This finding shall serve as the Certificate of Transportation Concurrency for the proposed short plat.
6. Tree Retention requirements per IMC 18.12.1385 and Minimum Tree Density requirements per IMC 18.12.1370 are required for subdivisions, including short plats. The new lots will be required to meet the minimum tree density when a new residential structure is proposed for building permit review.
7. The Short Plat met the requirements of IMC 18.13.380 "Design Standards":
 - A. *Lands which the Planning Director/Manager has found to be unsuitable due to flood, inundation, or swamp conditions likely to be harmful to the safety, welfare and general health of the future residents, and the Planning Director/Manager considers inappropriate for development, shall not be subdivided unless adequate means of control have been formulated by the applicant and approved by the Public Works Director.*

Response: The site contains critical areas including steep slopes on the southern and western portions of the site. Critical area buffers and setbacks are identified on the short plat drawing and will be required to be protected by recording in a Native Growth Protection Easement (NGPE). The three (3) proposed lots have an adequate building area outside the critical areas, buffers and building setbacks from the buffers.

- B. *The applicant shall furnish a soil test if required by the Public Works Director. The Public Works Director shall determine whether control measures are warranted. The applicant shall be responsible for the design, installation and expense of any device or corrective measures subject to the approval of the Public Works Director.*

Response: A soils test was not required for the Short Plat. Soils reports will be required with building permits for construction of houses on the lots.

- C. *All lots shall abut upon or have adequate access, by easement or private road, to a dedicated or deeded public right-of-way. In the event that an existing abutting public right-of-way does not meet the minimum width standards, additional right-of-way may be required prior to approval of a short subdivision.*

Response: The lots will have access to 227th Avenue SE from a 40-foot access easement. The frontage improvements are being reviewed under SW14-00058, associated with an adjacent short-plat SP13-00004.

- D. *The minimum land area for each lot shall be no less than the minimum allowed by this Code (District Standards Table, IMC 18.07.360) for the specific zone in which the proposed short subdivision is planned to be located, plus any additional area to be used for access easement and/or private roadway.*

Response: The minimum lot size in the SF-S, zoning district is 9,600 square feet. The proposed lot sizes for the three (3) new lots meet the minimum lot size in the SF-S zone, as

follows:

Lot size for Lot 1: 37,682 square feet

Lot size for Lot 2: 25,150 square feet

Lot size for Lot 3: 31,821 square feet

8. The City has determined that appropriate provisions are available or have been made for public health, safety, and general welfare. IMC 18.13.390 "Required Improvements" states that the Planning Director/Manager shall determine that the following improvements are available for each parcel created by the division of land:
- A. *Adequate water supply when necessary;*
 - B. *Adequate method of sewage disposal;*
 - C. *Provision for appropriate deed, dedications and easements;*
 - D. *Storm drainage improvements and storm sewers when necessary;*
 - E. *Fire hydrants when necessary;*
 - F. *Street and alley paving, and concrete curbs, gutters and sidewalks when necessary;*
 - G. *Street lights when necessary;*
 - H. *Adequate provisions for sidewalks and other planning features that assure safe walking conditions for students who walk to and from school.*

Response: The City has reviewed the application information including sewer, water, and stormwater information and determined they are adequate for the plat approval. However, additional review for compliance with City Street Standards, utility standards and Fire Marshal requirements will be conducted at the Site Work (SW14-00058) and Building Permit review phases.

9. The application was routed to City Departments for review and comment. Those comments are incorporated into this Notice of Decision.

III. RECORDATION

In accordance with IMC 18.13.400, all short plats shall be filed with the King County Department of Records and Elections and shall not be deemed formally approved until so filed. The filing of the short plat shall be the responsibility of the applicant. Every short plat filed for record must be accompanied by a title report confirming that the title of the lands as described and shown on the short plat is in the name of the applicant.

- 1) Three copies of the recorded Short Plat drawings shall be provided to the Development Services Department within ten (10) days of recording with the King County Department of Records and Elections.
- 2) One (1) electronic copy of the final plans shall be provided in a software format acceptable to the Public Works Department.
- 3) All new property corners of the lots shall have a rebar and cap set per current WAC guidelines for land surveys.

IV. EXPIRATION OF LAND USE PERMIT

The final decision approving the Short Plat is valid for three years as specified by IMC 18.04.220-D, or as amended by the Land Use Code.

APPEAL PERIOD

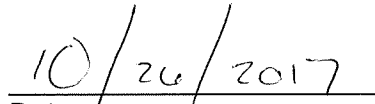
Section 18.04.250 provides the opportunity to appeal a decision for a short plat. A Closed Record appeal of this decision shall follow the procedures set forth in IMC 18.04.250 (Administrative appeals) of the Land Use Code, and shall be heard by the City's Hearing Examiner. A letter of appeal shall include the reason for the appeal and a \$750 filing fee, which is required of appeals. All appeals shall be filed with the Development Services Department.

For further information on the appeal procedure or if you have any questions regarding this Notice of Decision, please contact Doug Yormick at dougy@issaquahwa.gov or (425) 837-3083.

EXHIBIT LIST:

1. Short Plat Application, received April 10, 2017
2. Geotechnical Report, received July 24, 2014
3. Vicinity Map
4. Notice of Application, dated September 6, 2017
5. Public Comment from Mary Lynch, dated October 5, 2017
6. Public Comment from Janet Wall, email dated October 20, 2017; Staff response October 25, 2017
7. SEPA MDNS, dated September 29, 2017
8. Plan Set, received October 3, 2017


Doug Yormick, Assistant Planner
Development Services Department


Date

Land Use Application #423004 - Tkach Short Plat

Project Contact

Company Name: Core Design, Inc.

Name: Joshua Beard **Email:** jpb@coredesigninc.com

Address: 14711 NE 29th PL 101 **Phone #:** (425) 885-7877
Bellevue WA 98007

Project Type	Activity Type	Scope of Work
Any Project Type	Land Division	Short Plat

Project Name: Tkach Short Plat

Description of Work: Subdivision of the existing parcel into three single family lots

Project Details

Project Information

Use (s) - proposed

Subdivision of the existing parcel into three single family lots

Use - existing

Vacant

Critical Area Information

Critical areas offsite within 100 feet

Steep Slope

Clearing and Grading Information

Square feet of total impervious surface

3,000

Quantity and Size Specifications

Number of proposed lots

3

Property size in square feet

94653

July 14, 2014

To: Mr. Oleg Tkach

From: Terry Swanson, Ph.D., L.G.

Re: Parcel No. 664600-0020 located SE of corner of 227th Ave. SE and SE 51st St., Issaquah, WA 98027

Dear Mr. Tkach:

On Saturday, May 10th, 2014 I completed a site visit and geologic assessment of the subject property located southeast of the corner of 227th Ave. SE and 51st St., Issaquah, WA. You, and the adjacent property owner, Scott Honji were present on site during my field reconnaissance. The main purpose of this report was to assess the slope and drainage condition of the southeast-facing channel slope as it relates to the proposed building setback and buffer zone (from the steep slope) established for the subject property.

You propose to apply for a variance reduction in the 50-foot channel slope setback and additional 15-foot building setback buffer as established in the Issaquah City residential building code. I have completed prior geological mapping in this area, including a recent assessment of the adjacent property (east of the subject property), and have direct knowledge of the underlying stratigraphy and geologic substrate units. A general overview of the substrate geology and the potential geologic hazards are discussed below.

The subject property consists of two lots with a combined surface area of 94,654 s.f. (2.17 acres) (Appendix 1). The upper portion of the subject property gently (8-10%; 3-5°) to moderately (15-20%; 6-10°) slopes south to southwest (Fig 1A. Appendix 1). The upper portion of the subject property is continuously vegetated with mature deciduous mainly red alder (*Alnus rubra*) and big leaf maple (*Acer macrophyllum*) and conifer species, including western red cedar (*Thuja plicata*) and Douglas fir (*Pseudotsuga menziesii*). A steep stream channel (65-80%; 32-40°) is incised within the easterly portion of the proposed two lots (Appendix 1; Fig. 1A). The slope is at or below its angle of repose for damp sandy colluvium and is continuously vegetated with mature deciduous, mainly red alder (*Alnus rubra*) and big leaf maple (*Acer macrophyllum*) and conifer species, including western red cedar (*Thuja plicata*) and Douglas fir (*Pseudotsuga menziesii*) (Fig. 1C). Sword fern (*Polystichum munitum*), and other non-arboreal shrubs and herbs dominate the understory vegetation. Old growth stumps and mature conifer and maple are preserved on the channel slope attesting to its long-term stability (Fig. 1D). During my site reconnaissance I observed no evidence of major landslide activity on the steep channel slope and the active stream appears to be graded to its existing channel bed and its incision (down-cutting) rate into the unconsolidated sediment relatively low. Infrequent colluvial landslides (shown by white arrows in Figure 2) occur on some of the steeper portions of the channel slope (directly across the channel from the subject property), but these events are typically shallow-seated and only involve displacement of the uppermost (upper 1-3 feet) surface colluvium.

The substrate geology of the subject property is comprised of a post-glacial glaciofluvial (outwash) sand/gravel unit that overlies glacial till deposited during the Vashon Stade of the last glaciation. The compacted till unit is located closer to the surface northeast of the subject property, as evidenced by the wetland area located directly north of the neighboring (east) property and several soil trenches excavated by the original developer in 2002.



Figs. 1A-1D: The upper portion of the subject property gently (8-10%; 3-5°) to moderately (15-20%; 6-10°) slopes south to southwest (Fig 1A.). A steep stream channel (shown by blue dashed-dotted line) is incised within the easterly ½ of Lots 1 and 2 (Figs. 1A and 1B). The slope is at or below its angle of repose (32°-40°) for damp sandy colluvium and is continuously vegetated with mature deciduous and conifer species (Fig. 1C). Old growth stumps and mature conifer and maple are preserved on the channel slope attesting to its long-term stability (Fig. 1D).



Figure 2: Infrequent colluvial landslides (shown by white arrows in Figure 2) occur on some of the steeper portions of the channel slope (directly across the channel from the subject property), but these events are typically shallow-seated and only involve displacement of the uppermost (upper 1-3 feet) surface colluvium.

The compacted glacial till has relatively low permeability and infiltration rate; thus, it is common for wetlands to form in topographic depressions underlain by glacial till, such as that observed to the north. This wetland has likely increased in surface area due to the high density development located to the west. Based on my prior mapping of the local substrate geology, it is inferred that advanced outwash sand and gravels underlies the Vashon till, which is supported by direct observations of the substrate geology in the lower portion of the incised channel. I observed no springs discharging within the channel sidewall, indicating that the lower substrate units are well drained and groundwater is not perched on an aquitard. The base of the channel is likely constrained by a less erodible unit, but verification will require more detailed field study of the sedimentological properties of the substrate geology.

Your proposal to construct two single-family residences on the subject property (2.17 acres) represents a much lower development density than the surrounding developed properties located north and south (development adjacent to the north channel slope of the active stream) of the subject property. Your development proposal calls for an alteration to the City of Issaquah's minimum steep slope buffer for preservation of existing native vegetation to mitigate landslide and erosion hazards, or as otherwise necessary to protect the public health, safety and welfare. Section 18.10.580, subsection A, paragraph 1 of the City's Environmental Policy, calls for a buffer established at a horizontal distance of 50 feet from the top or toe and along all sides of slopes 40 percent or steeper. 18.10.580, subsection A, paragraph 2, permits a reduction to a minimum 10 feet, with an occupied building no closer than 25 feet. Your proposed alteration consists of a reduction from the 50-foot minimum native growth protection buffer to a 10-foot buffer adjacent to the top of the bluff line. Your proposal to construct two single-family residences within the area bounded by a 10-foot native growth protection easement and an additional 15-foot building setback is a reasonable use for your subject property (Appendix 1). Your planned construction ensures that the structures will still be setback greater than 50 feet from the channel slope line and not encroach within the proposed 10-foot native growth protection easement (Appendix 1). Your development proposal does not create any adverse effects to the slope and your proposed building site (>50 feet) from the channel slope provides a great enough safety buffer that the residential structures will not likely be impacted by the shallow-seated, colluvial landslides that infrequently occur on the channel slope. The proposed footprint for the residence will be constructed on the gently-moderately (8-20%; 3-10°) sloping portion of the subject property; thus the factor of safety for this slope is $\gg 1$, as the resisting forces ($W \cos \theta \times \mu + C$), holding material on the slope, are much greater than the driving forces ($W \sin \theta$), causing material to move down the slope. Your proposed residential design requires excavation for the basement excavation (~10-12 feet). Roads and driveways have a minimal cut and fill (<4 feet). The lateral bearing for glacial till and sandy outwash (Soil class SM and SW, respectively) is ~150 psf/f below natural grade.

You have indicated that the primary purpose of your proposed buffer reduction is to allow you to conduct forest restoration on the property, particularly in the southern area of your property in closest proximity to the stream bed. You have indicated that this restoration would include the addition of native conifers lost to past logging, along with some thinning of the alder, big-leaf

maple, and cottonwood species. The proposed alteration of the native growth protection easement – particularly if the root system of significant trees located within 50' of the channel slope remains undisturbed – would not have an adverse impact on the stability of the steep slopes. The addition of native trees within and beyond the native growth protection easement would increase the stability of the slopes.

While on site, I also completed a preliminary review of the drainage properties of the subject property. A prior geotechnical report completed by Dennis Joule, PE, in December 2002, provides soil trench log data proximal to the subject property lots. The soil logs indicate that the excavator reached the compacted Vashon till (described as very dense and cemented) at depths that varied between the surface and as deep as 8 feet below the surface. Well-drained glacial fluvial sands and gravels overlie the Vashon till and may be suitable for construction of drywells to disperse your storm water (i.e., roof gutter, foundation drains and surface drains from driveways) on site. It appears that the depth of the permeable glaciofluvial (outwash) unit increases towards the south and would be suitable of dispersing surface runoff and captured stormwater, particularly if you develop the subject property with relative low intensity clearing and grading practices. To properly assess the drainage properties of the upper substrate unit on the subject property, it will be necessary to complete further trenching in the areas down-slope from the proposed footprint areas of the proposed residence. I also believe that it is feasible to crown your access road into the development such that the surface runoff would be dispersed via sheet flow into vegetated swales constructed along the shoulder of road, which would permit the road water to slowly dissipate into the permeable sandy unit and be dispersed at depth.

I have not seen detailed footing/foundation plans for the proposed residence. The concrete footing/foundation should be set into undisturbed competent parent material. For most designs the underlying, undisturbed glacial sediment is structurally competent to support most loads without major compaction. The typical soil bearing capacity for the undisturbed glacial till and sandy outwash is >2000 psf. Because the load under the footing rapidly spreads out (60° from the horizontal in soil) it is important to compact directly beneath footing or slab. During excavation the teeth on the backhoe or excavator bucket may disturb the soil, and decrease its density. Furthermore, soil from the excavated wall may fall into trench reducing the bearing capacity of the underlying soil. Consequently, I recommend that the trench bottom beneath the footing be compacted with a plate compactor to ensure that settlement does not occur.

The foundation drainage should consist of 4-inch perforated pipe, surrounded with drain rock or pea gravel, all wrapped in filter fabric. Certain "landscape" fabrics do not allow sufficient infiltration of water into the pipe, or tear easily. A designed filter fabric may be more suitable. The foundation drain should have a minimum 2% slope and the pipe should be set with no dips. The foundation drain should be tied into the roof and driveway drains and tight-lined to a on site drywell system or a larger drainage system constructed in cooperation with the upslope development and residences that would drain into the creek downslope from the subject property. The proposed residential drainage system will need to be properly engineered and be approved by the appropriate governmental authority (i.e., Issaquah City public works/planning).

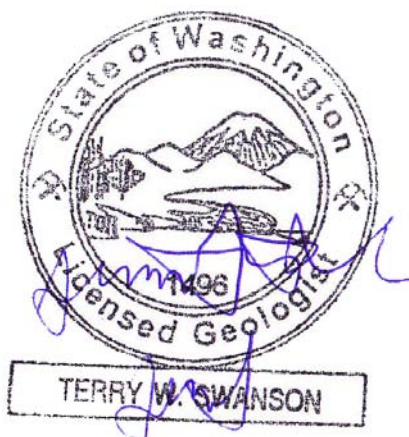
The upper substrate unit (Vashon till) is not suitable for fill behind foundation walls because when wetted, the high silt and clay content of the matrix causes it to liquefy, particularly when under vibratory compaction. It also has a relatively low permeability and would impede drainage behind the foundation wall. The permeable lower substrate unit (glaciofluvial outwash sands) may be suitable for general on-site fill, but not suitable for backfilling behind the foundation wall. Backfilling behind the foundation wall should be of free-draining granular material, such as coarse sand. No fill should be placed on the bluff slope.

Future drain field and residence construction will require excavation and clearing to bare ground. Appropriate drainage and erosion-reduction practices will need to be implemented downslope from the construction site. A siltation fence should be placed directly down slope of the cleared building area to trap excess sediment from being washed from the bare soil during precipitation events. This fence should be monitored and maintained throughout the construction period.

In conclusion, my geological assessment indicates that the subject property's bluff slope appears stable over relatively long time periods and it is unlikely that masswasting processes will cause extensive retreat of the bluff line over decadal to century time scales. The proposed setback from the bluff line provides an adequate margin of safety to ensure that minor colluvial landslides will not pose any significant threat to its long-term stability. Furthermore, my preliminary assessment of the drainage properties of the upper substrate units indicates that it may be feasible, and more environmentally sensitive, to capture and disperse your stormwater on site using a system of drywells versus capturing the water and conveying using HDPE pipe to the stream channel.

Sincerely,

Terry W. Swanson, Ph.D., L.G.
WA State Geologist #1496





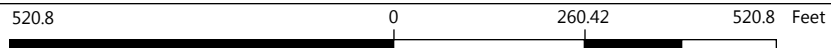
Vicinity Map: SP17-00004

Legend
Parcels

Exhibit 3



1: 3,125



DISCLAIMER: These maps and other data are for informational purposes and have not been prepared for, nor are they suitable for legal, surveying, or engineering purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information. The City of Issaquah makes no warranty or guarantee as to the content, accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained herein.



Development Services Department
1775 12th Ave. NW, P.O. Box 1307
Issaquah, WA 98027
425-837-3100 DSD@issaquahwa.gov

Notice of Application

Project Name: Tkach Short Plat II

Notice of Application Public Comment Period:

Application: April 11, 2017
Application Complete: May 24, 2017
Notice of Application: September 1, 2017

September 2, 2017 to September 15, 2017
(See Public Comment below for more information)

PROJECT INFORMATION

File Number(s): SP17-00004

Project Description: Subdivision of one vacant parcel into three lots with required utility and access improvements, which were approved per Site Work Permit SW14-00058. Portions of the site are undevelopable due to steep slopes and will be placed within a Native Growth Protection Easement. If approved, new single family homes will be constructed on each of the three new lots.
(See attached Vicinity Map)

Project Location: SE 51st Street and 227th Avenue SE, Issaquah, WA 98027 (See attached Vicinity Map)

Size of Subject Area in Acres: 2.17 **Sq. Ft.:** 94,654

Applicant: Oleg Tkach, 11704 59th Avenue SE., Ste 101, Snohomish, WA 98296
Phone: (425) 885-7877

Decision Maker: Development Services Department

Required City Permits: Short Plat Permit

Required City Permits, Not Part of this Application: N/A

REGULATORY INFORMATION

Zoning: Single Family Suburban (SF-S)

Comprehensive Plan Designation: Low Density Residential

Consistent with Comprehensive Plan: Yes

Preliminary Determination of the Development Regulations that will be used for Project Mitigation and Consistency:
Issaquah Municipal Code (IMC) 18.07 (Online at: [issaquahwa.gov/codes and plans](http://issaquahwa.gov/codes_and_plans))

PUBLIC COMMENT

The application, with full size plans, is available for review at the Permit Center, City Hall Northwest, 1775 12th Avenue NW (next to Holiday Inn and behind Lowe's), 9 am – 5 pm. Please make an appointment with the Project Planner.

Although comments may be accepted up until the final decision is issued, submittal of comments during the Notice of Application Comment Period will ensure comments are considered prior to issuing a decision and will allow staff and/or the applicant to address comments as early in the process as possible.

Written comments are due by 5:00 pm on the Public Comment Period date noted above to:

Development Services Department
P.O. Box 1307, Issaquah, WA 98027

Or by e-mail to the Project Planner noted below.

To receive further public notices on this project please provide your name, address, and e-mail to the Project Planner and request to become a Party of Record.

Notice, when required, is required to be provided to property owners within 300 feet of the site and to Parties of Record. Please share this notice with others in your neighborhood who may be interested in this project. Property owner, Mortgagee, Lien Holder, Vendor, Seller, etc., please share this notice with tenants and others who may be interested in this project.

CITY CONTACT INFORMATION

Project Planner: Doug Yormick, Assistant Planner
Phone Number: 425-837-3083
E-Mail: dougy@issaquahwa.gov

Development Services Department
Phone Number: 425-837-3100
E-Mail: DSD@issaquahwa.gov

Yormick

From: Doug Yormick
Sent: Thursday, October 5, 2017 11:28 AM
To: 'M Lynch'
Cc: Christopher Wright
Subject: RE: Re: RE: SEPA public notice in 29th Issaquah Reporter
Attachments: Terry Swanson, PhD - Tkach Steep Slope .pdf; SP17-00004_1R_SEPA-Checklist_2017-04-10.pdf

Mary,

Attached are the documents from the Tkach short-plat you are requesting. If you have any other comments, please feel free to contact me.

Doug Yormick

Assistant Planner | Development Services Department
 PO Box 1307 (mail)
 1775 12th Ave NW
 Issaquah, WA 98027
 425.837.3083
dougy@issaquahwa.gov



From: M Lynch [mailto:melynychwa@yahoo.com]
Sent: Thursday, October 5, 2017 10:07 AM
To: Doug Yormick <DougY@issaquahwa.gov>
Subject: Fw: Re: RE: SEPA public notice in 29th Issaquah Reporter

----- Forwarded Message -----

From: M Lynch <melynychwa@yahoo.com>
To: douglasy@issaquahwa <douglasy@issaquahwa.gov>; Christopher Wright <ChrisW@issaquahwa.gov>
Cc: Connie Marsh <auntgrumpy@comcast.net>; Keith Niven <KeithN@issaquahwa.gov>; Lesan Marshall <LesanM@issaquahwa.gov>
Sent: Thursday, October 5, 2017, 10:03:40 AM PDT
Subject: Re: RE: SEPA public notice in 29th Issaquah Reporter

Chris

Could I get a copy of the actual reports and check list hard to comment with out them and I do not see them posted on the project list and we are once again dealing with existing steep wooded slopes.

"This threshold determination is based on review of a Short Plat Plan received April 10, 2017; Environmental Checklist received April 10, 2017; Geologic Assessment (Terry Swanson) received July 24, 2014; and other documents in the file."

Thanks Mary

On Tuesday, October 3, 2017, 9:34:42 AM PDT, Christopher Wright <ChrisW@issaquahwa.gov> wrote:

Hi Mary-

I've uploaded the attached documents to the Active Projects List and Map.

Thank you!

Christopher J. Wright

Project Oversight Manager

City of Issaquah Development Services

(425) 837-3093

From: M Lynch [<mailto:melynychwa@yahoo.com>]

Sent: Sunday, October 1, 2017 12:09 PM

To: Christopher Wright <ChrisW@issaquahwa.gov>; douglasy@issaquahwa <douglasy@issaquahwa.gov>

Cc: Connie Marsh <auntgrumpy@comcast.net>; Keith Niven <KeithN@issaquahwa.gov>; Lesan Marshall <LesanM@issaquahwa.gov>

Subject: SEPA public notice in 29th Issaquah Reporter

Douglas and Chris

I noticed a SEPA public notice for a parcel which is to have access off of 227th yet do not see any notice or SEPA listed on the active project yet the 21 day notice has started.

<https://wa-issaquah.civicplus.com/ArchiveCenter/ViewFile/Item/138>

Please send me a copy the SEPA and please make certain that this info is added to the active project list since this is another very steep slope and it would appear buffer reductions are been requested and number of lots are being increased this needs to be posted to give the public adequate and appropriate time to review and respond.

Mary Lynch

Doug Yormick

From: Doug Yormick
Sent: Wednesday, October 25, 2017 1:12 PM
To: 'Janet Wall'
Subject: RE: Comments regarding Tkach SP17-00004

Janet,

Sorry for my delayed response to your email. I want to address your comments and concerns regarding short-plat application SP17-00004 Tkach. I have responded to each of your comments below in red. Feel free to contact me if you have any questions.

Doug Yormick

Assistant Planner | Development Services Department
PO Box 1307 (mail)
1775 12th Ave NW
Issaquah, WA 98027
425.837.3083

dougy@issaquahwa.gov



From: Janet Wall [mailto:janet227wall@gmail.com]
Sent: Friday, October 20, 2017 4:18 PM
To: Doug Yormick <DougY@issaquahwa.gov>
Cc: 'Stuart Watson' <swatson@forterra.org>; Matt Mechler <MattM@issaquahwa.gov>
Subject: RE: Comments regarding Tkach SP17-00004

Janet Wall
22740 SE 56th St
Issaquah, WA 98029

October 20, 2017

Dear Doug Yormick:

Thank you for sending me some of the plans regarding the Tkach short plat and development. As I tried to convey on the phone, most of my concerns regarding this development regard potential erosion and landslide possibilities into the steep slopes to the south and the west, leading directly into the large, deep ravine to the south.

I studied the tree removal and replacement information plans and I am still concerned that the net result would be an increase in impervious surface and a decrease in vegetation such as large trees and shrubs which help take up the rainfall. The addition of extra water to the top of a steep slope can also lead to erosion and landslides into the ravine—a problem in this vicinity which often has clay layers in the glacial till.

Although the building plan for Tkach lot 1 seems to indicate that the roof downspouts will be connected to foundation drains that will convey the rainwater that falls on the roof to a storm drain to the north. However, as the plan indicated that the foundation drain is to be a perforated pipe, I wasn't sure whether the intent was to convey or infiltrate the roof water.

I have a few suggestions:

- 1) Confirm that the roof water for the building on lot 1 and other 2 lots will be conveyed to the storm drainage system to the north, rather than infiltrated into the ground.

Storm water review will be conducted for each building permit. As currently proposed, each single family residence will collect runoff generated onsite and conveyed to storm water infrastructure to be sent off-site.

- 2) Minimize any grading near the steep-slopes or buffers.

The applicant submitted a Temporary Erosion Sediment Control (TESC) Plan with the building permit for proposed lot 1. The plan demonstrates the limits of grading on the lot, which at its closest will be approximately 31-feet from the top of the slope. Also, the plan highlight mitigation steps to prevent runoff of the cleared site. This will be a requirement for every building permit application. Additionally, the home on lot 1 will be located 55-feet from the top of the slope.

- 3) Minimize any lawn, which would typically require irrigation, fertilizer, and a variety of toxic lawn chemicals in favor of plantings of native trees and shrubs.

We do not have code to support the limitation of landscaping outside of a critical area. With the additional planting of trees may provide the benefit of limiting lawn area. I will advise the applicant about limiting the use of fertilizers.

- 4) Require that most of the replacement trees to be planted be native conifers, which are best at intercepting and taking up rainwater throughout the winter as well as the summer.

IMC 18.12.1390.B states Fifty (50) percent of replacement trees must be evergreens for the replacement of evergreen trees or deciduous if a deciduous tree is removed. Since the applicants are below the minimum tree density per IMC 18.12.1375, I have made a condition of building permit approval to plant 5 trees onsite using the above mentioned code, prior to certificate of occupancy. I will ask the applicants to voluntarily use 100% conifers as replacement trees.

- 5) Ensure that the NGPE fencing is not deer-proof. The 12.26 acre Park Hill steep slope area to the south and west serves as a wildlife sanctuary and corridor. These animals need a passable route along the top of the ravine to access areas to the east and west.

Staff has changed the condition to only include critical area signage per IMC 18.10.480.C. No fence will be installed at the edge of the NGPE.

- 6) Also, strongly encourage, if not require, that homeowners on this plat obtain bear-proof garbage cans so as not to encourage bears to become problem bears requiring removal .

There are no code provisions requiring a homeowner to obtain bear-proof garbage cans. Staff will advise applicant and refer them to Micha Boncowski, Resource Coordinator with the City to obtain additional information regarding bear-proof garbage cans.

Sincerely,

Janet Wall
Janet Wall

From: Doug Yormick [<mailto:DougY@issaquahwa.gov>]

Sent: Thursday, October 19, 2017 4:16 PM

To: Janet Wall <janet227wall@gmail.com>

Subject: Tkach SP17-00004

Janet,

Attached are the documents we discussed earlier today regarding this short plat application. In the building plan-set for Lot 1, I included the conditions I placed on the building permit requiring 5 additional trees and critical area fencing at the buffers edge. This building permit is still under review and needs corrections by the applicant. Should you have any more questions, please feel free to contact me anytime. I'd be happy to discuss this project with you.

Doug Yormick

Assistant Planner | Development Services Department

PO Box 1307 (mail)

1775 12th Ave NW

Issaquah, WA 98027

425.837.3083

dougy@issaquahwa.gov



CITY OF ISSAQUAH

MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)

Description of Proposal: Subdivide a 94,653 Square foot lot into 3 single family residential lots: Lot 1 – 37,682 SF, Lot 2 – 25,150 SF and Lot 3 – 31,821 SF. There is an off-site steep slope located along the southern and on-site steep slope along the western portion of the lot. The applicants have provided supporting geo-technical information to reduce the steep slope buffer to a minimum of 10-feet from the property line. The steep slope buffer area will be placed in a Native Growth Protection Easement. The residential lots would be accessed from 227th AVE SE.

Applicant/Owner: Tony Tkach
26027 166th PI SE
Covington, WA. 98042

Permit Number: SP17-00004 – Tkach Short Plat

Location of Proposal: XXXX 227th Ave SE. The project site address is located at the south end of 227th Ave SE, which comes off SE 48th St approximately .5 miles west of Issaquah-Pine Lake Road.

Lead Agency: City of Issaquah

Determination: The lead agency has determined this proposal would not have a probable significant adverse impact on the environment. An environmental impact statement is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

Comment/Appeal Period: This Mitigated Determination of Nonsignificance is issued under WAC 197-11-340(2) and 197-11-680(3)(a)vii, and is based on the proposal being conditioned as indicated below. There is a 21-day combined comment/appeal period for this determination, between **September 29, 2017 to October 20, 2017**. Anyone wishing to comment may submit written comments to the Responsible Official. The Responsible Official will reconsider the determination based on timely comments. Any person aggrieved by this determination may appeal by filing a Notice of Appeal with the City of Issaquah Permit Center. Appellants should prepare specific factual objections. Copies of the environmental determination and other project application materials are available from the Issaquah Development Services Department, 1775 12th Avenue NW.

Appeals of this SEPA determination must be consolidated with appeal of the underlying permit, per IMC 18.04.250.

Notes:

- 1) This threshold determination is based on review of a Short Plat Plan received April 10, 2017; Environmental Checklist received April 10, 2017; Geologic Assessment (Terry Swanson) received July 24, 2014; and other documents in the file.
- 2) Issuance of this threshold determination does not constitute approval of the preliminary plat. The proposal will be reviewed for compliance with all applicable City of Issaquah codes, which regulate development activities, including the Land Use Code, Critical Area Regulations, Building Codes, Clearing and Grading Ordinance, and Surface Water Design Manual.

Findings:

1. Steep slopes - The site includes 10,908 square feet of steep slope critical areas (slopes greater than 40%), located along the southern and western portion of the parcel. A Geologic Assessment (Terry Swanson, received July 24, 2014) was prepared to evaluate geologic conditions and the report recommended a reduction in the steep slope buffer from 50 feet to a range of 25 to 10 feet, plus a 15-foot building setback. The report concluded the proposed setback provides an adequate margin of safety to ensure that minor colluvial landslides would not pose any significant threat to long-term stability. The topography shall be verified and the buffer from the top of the 40% steep slope line shall be a minimum of 25 feet. Where the reduced buffer does not extend onto the property, a minimum 10-foot buffer shall be established at the property line. The steep slope and steep slope buffer area shall be protected by recording a Native Growth Protection Easement (NGPE).
2. The applicant shall submit a geotechnical report evaluating specific building plans and grading plans prior to the issuance of construction and building permits. The geotechnical report shall follow City of Issaquah Development Services "Soils Report Requirements." A third-party independent review of the geotechnical report may be required at the applicant's expense.
3. Public Services - The proposal would have a potential impact on public services, including police, general government, and bicycle and pedestrian facilities. IMC Chapter 18.18, Methods to Mitigate Development Impacts, provides alternatives to mitigate for direct impacts of proposed development. The City may approve a voluntary payment in lieu of other mitigation. Rate studies for mitigation fees are included in IMC 18.10.260 as the City's SEPA policy base. The rate studies present the methodology and formulas for determining the amount of the mitigation fee commensurate with the proposed land use and project impacts. The mitigation fee is paid at the time of building permit issuance and the actual fee amount is determined at that time. Applicant objections to the voluntary payment should be made during the SEPA comment period.

Mitigation Measures: The Mitigated Determination of Nonsignificance is based on the checklist received April 10, 2017 and supplemental information in the application. The following SEPA mitigation measures shall be deemed conditions of the approval of the licensing decision pursuant to Chapter 18.10 of the Issaquah Land Use Code. All conditions are based on policies adopted by reference in the Land Use Code.

1. The buffer from the top of the 40% steep slope line shall be a minimum of 25 feet. Where the reduced 25-foot buffer doesn't extend onto the parcel, a minimum 10-foot buffer shall be established from the property line. The steep slope and steep slope buffer area shall be protected by recording a Native Growth Protection Easement (NGPE).
2. The applicant shall submit a geotechnical report evaluating specific building plans and grading plans prior to the issuance of construction and building permits. The geotechnical report shall follow City of Issaquah Development Services "Soils Report Requirements." A third-party independent review of the geotechnical report may be required at the applicant's expense.
3. The applicant should mitigate for potential impacts on public services with a voluntary contribution for the General Government Buildings, Police Mitigation Fees, and bicycle and pedestrian facilities. Applicant objections to the voluntary payment should be made during the SEPA comment period. The mitigation fee is to be paid prior to issuance of building permits and the actual fee amount is determined at that time.

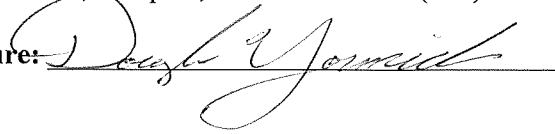
Responsible SEPA Official: Doug Yormick

Position/Title: Assistant Planner


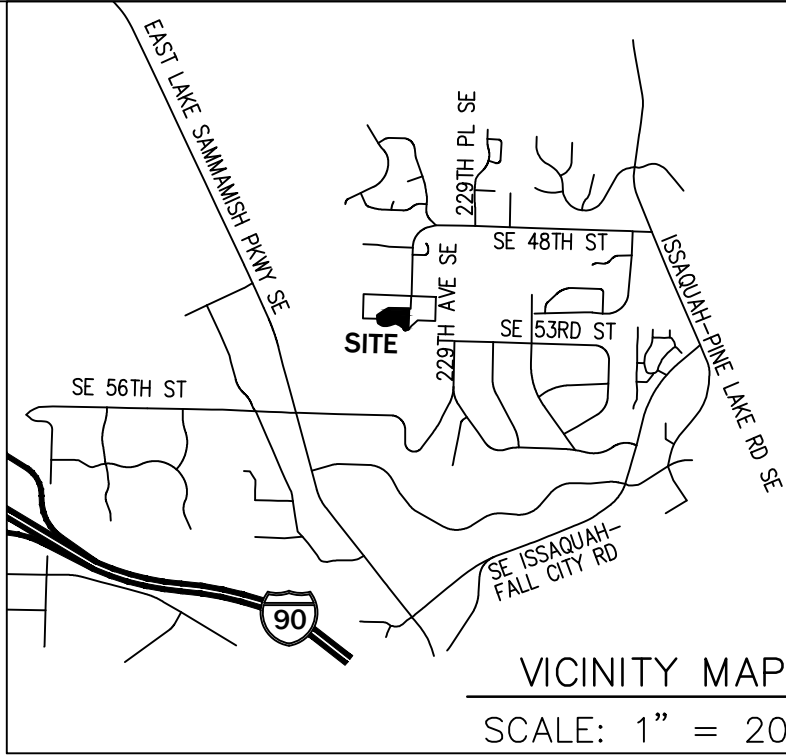

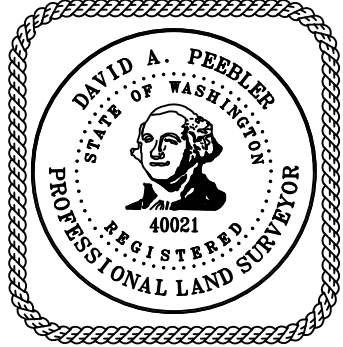
Address/Phone: P.O. Box 1307, Issaquah, WA 98027-1307 (425) 837-3094

Date: 9/29/2017

Signature:

A handwritten signature in cursive script, appearing to read "Doug Yormick", written over a horizontal line.

cc: Washington State Department of Ecology
Muckleshoot Indian Tribe
U.S. Army Corps of Engineers
Washington State Department of Fish and Wildlife
Issaquah Development Services Department
Issaquah Parks and Public Works Engineering Departments

<div><div>CITY OF ISSAQUAH WASHINGTON</div></div> <div>SHORT PLAT NO. SP17-00004</div>		<div>APPROVALS: CITY OF ISSAQUAH</div> <div><div>DSD PLANNERDATE</div><div>DSD ENGINEERDATE</div><div>DSD LAND DEVELOPMENT MANAGERDATE</div></div>		<div>DEPARTMENT OF ASSESSMENTS</div> <div>EXAMINED AND APPROVED THIS ____ DAY OF _____, 2017.</div> <div><div>ASSESSOR</div><div>DEPUTY ASSESSOR</div><div>ACCOUNT NO. 664600-0020</div></div>		<div>RECORDING NO.</div> <div>VOL./PAGE <div>Exhibit 8</div></div> <div><div>1 inch = 50 ft.</div><div><div></div><div>250255075100125</div></div></div> <div>PORTION OF THE NE 1/4 OF THE NE 1/4 OF SEC. 21, TWP. 24 N, RGE. 6 E, W.M.</div>	
<div>DECLARATION</div> <div>KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNER(S) OF THE LAND HEREIN DESCRIBED DO HEREBY MAKE A SHORT PLAT THEREOF PURSUANT TO RCW 58.17.060 AND DECLARE THIS ADJUSTMENT TO BE THE GRAPHIC REPRESENTATION OF THE SAME, AND THAT SAID ADJUSTMENT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER(S). IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS.</div> <div><div>OLEG TKACHANATOLY TKACH</div><div>YULIYA TKACHLUDMILA TKACH</div></div>		<div>NATIVE GROWTH PROTECTION EASEMENT</div> <div>VEGETATION IN THE NATIVE GROWTH PROTECTION AREA (NGPE) SHALL BE PROTECTED AND NO DEVELOPMENT, ALTERATIONS OR IMPROVEMENTS SHALL BE PERMITTED, EXCEPT FOR TRAILS, AND FOR REMOVAL OF NONNATIVE, INVASIVE VEGETATION AS APPROVED BY THE CITY OF ISSAQUAH. VEGETATION WITHIN THE TRACT SHALL NOT BE CUT, COVERED BY FILL, REMOVED OR DAMAGED WITHOUT PRIOR APPROVAL FROM THE CITY OF ISSAQUAH, UNLESS OTHERWISE PROVIDED BY LAW. DEMONSTRATED HEALTH AND SAFETY CONCERNS SHALL BE CONSIDERED BY THE CITY WHEN PERMITTING THE CUTTING OR REMOVAL OF LIVING OR DEAD VEGETATION. THE PROPERTY OWNER SHALL HAVE RESPONSIBILITY FOR REMOVAL OF IDENTIFIED HAZARD TREES AND FOR CONTROL OF INVASIVE PLANT SPECIES TO PROTECT THE VIABILITY OF NATIVE VEGETATION.</div>		<div>RESTRICTIONS</div> <div><div>2. THIS SITE IS SUBJECT TO FACILITY CHARGES, IF ANY, FOR SEWER, WATER AND PUBLIC FACILITIES OF SAMMAMISH PLATEAU WATER AND SEWER DISTRICT AS DISCLOSED BY RECORDING NOS. 9011150805, 9307301617, 9811051363, 9901150609, 20040414002865, 20041201000040, 20060126001770, 20110106000751, 20110106000800, 20110106000801, 20110106000802, 20110811000152, 20130917002142, 20130917002143, 20130917002144, 20130917002142, 20130917002143, 20130917002144, 20130917002145,20141201000777,20141201000778, 20141201000779, 20141201000780, 20150824000615, 20150824000616 AND 20150824000617.</div><div>3. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A DEED OF TRUST AS DISCLOSED BY RECORDING NO. 20160623000011.</div><div>4. THIS SITE IS SUBJECT TO THE NORTHERN PACIFIC RAILROAD COMPANY RESERVATIONS AND EXCEPTIONS, INCLUDING THE TERMS AND CONDITIONS THERE AS DISCLOSED BY RECORDING NO. 114853.</div><div>5. THIS SITE IS SUBJECT TO WEYERHAEUSER TIMBER COMPANY RESERVATIONS AND EXCEPTIONS, INCLUDING THE TERMS AND CONDITIONS THEREOF AS DISCLOSED BY RECORDING NO. 3577941.</div><div>6. THIS SITE IS SUBJECT TO A PUGET SOUND ENERGY GAS PIPELINE EASEMENT, INCLUDING THE TERMS AND PROVISIONS CONTAINED THEREIN AS DISCLOSED BY RECORDING NO. 9803121634. THE DESCRIPTION CONTAINED THEREIN IS INSUFFICIENT TO DETERMINE ITS EXACT LOCATION.</div><div>7. THIS SITE IS SUBJECT TO A SUMMIT COMMUNICATIONS CABLE TV RIGHT OF ENTRY/OPERATING AGREEMENT AND THE TERMS AND CONDITIONS THEREOF AS DISCLOSED BY RECORDING NO. 9805290175. THE DESCRIPTION CONTAINED THEREIN IS INSUFFICIENT TO DETERMINE ITS EXACT LOCATION.</div><div>8. THIS SITE IS SUBJECT TO PUGET SOUND ENERGY ELECTRICAL TRANSMISSION AND/OR DISTRIBUTION SYSTEM AS DISCLOSED BY RECORDING NO. 9809151544. THE DESCRIPTION CONTAINED THEREIN IS INSUFFICIENT TO DETERMINE ITS EXACT LOCATION.</div><div>9. THIS SITE IS SUBJECT TO ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY SHORT PLAT OR PLAT OF PARK HILL AT ISSAQUAH DIVISIONS 1 RECORDED IN VOLUME 190 OF PLATS, PAGE(S) 27 THROUGH 33.</div><div>10. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "CITY OF ISSAQUAH ORDINANCE NO. 2234" AS DISCLOSED BY RECORDING NO. 20000125000186.</div><div>11. THIS SITE IS SUBJECT TO CONDITIONS, NOTES, EASEMENTS, PROVISIONS AND/OR ENCROACHMENTS CONTAINED OR DELINEATED ON THE FACE OF THE SURVEY RECORDED UNDER RECORDING NO. 20010117900006.</div><div>12. THIS SITE IS SUBJECT TO A SAMMAMISH PLATEAU WATER & SEWER DISTRICT EASEMENT, INCLUDING THE TERMS AND CONDITIONS CONTAINED THEREIN AS DISCLOSED BY RECORDING NO. 20060920000889.</div><div>13. THIS SITE IS SUBJECT TO THE TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN RECORDED LOT LINE ADJUSTMENT AS DISCLOSED BY RECORDING NO. 20071221900002 AND MODIFIED AND/OR AMENDED BY RECORDING NO. 20120210001080.</div><div>14. THIS SITE IS SUBJECT TO BOUNDARY LINE ADJUSTMENTS AND THIER TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS AS DISCLOSED BY RECORDING NO. 20071221900003, MODIFIED AND/OR AMENDED AS DISCLOSED BY RECORDING NO. 20120210001080, SHOWN HEREON.</div><div>15. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT AND JOINT MAINTENANCE AGREEMENT" AS DISCLOSED BY RECORDING NO. 20110615000754, SHOWN HEREON.</div><div>16. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF CASH CREDIT FOR FUTURE PAYMENT OF WATER AND SEWER GENERAL FACILITY CHARGES" AS DISCLOSED BY RECORDING NO. 20120511001076.</div><div>17. THIS SITE IS SUBJECT TO AN ACCESS AND STORM DRAINAGE EASEMENT, INCLUDING THE TERMS AND PROVISIONS CONTAINED THEREIN AS DISCLOSED BY RECORDING NO. 20141110001594, SHOWN HEREON.</div><div>18. THIS SITE IS SUBJECT TO AN ACCESS AND STORM DRAINAGE EASEMENT, INCLUDING THE TERMS AND PROVISIONS CONTAINED THEREIN AS DISCLOSED BY RECORDING NO. 20141110001595, SHOWN HEREON.</div><div>19. THIS SITE IS SUBJECT TO AN EASEMENT FOR JOINT MAINTENANCE AND THE TERMS AND CONDITIONS THEREOF AS DISCLOSED BY RECORDING NO. 20160422000838, SHOWN HEREON.</div><div>20. THIS SITE IS SUBJECT TO AN EASEMENT FOR ELECTRIC AND/OR GAS TRANSMISSION AND/OR DISTRIBUTION SYSTEM AND THE TERMS AND PROVISIONS CONTAINED THEREIN AS DISCLOSED BY RECORDING NO. 20160715000285. SHOWN HEREON.</div></div>		<div>VICINITY MAP</div> <div>SCALE: 1" = 200'</div> 	
<div>ACKNOWLEDGEMENTS</div> <div><div>STATE OF WASHINGTON) COUNTY OF _____)SS</div><div>I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ SIGNED THIS DECLARATION AND ACKNOWLEDGED IT TO BE (HIS/HER) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.</div><div>DATED _____, 20____.</div><div><div>PRINTED NAME: _____ NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON.</div><div>RESIDING AT: _____</div><div>MY APPOINTMENT EXPIRES: _____</div></div></div> <div><div>STATE OF WASHINGTON) COUNTY OF _____)SS</div><div>I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ SIGNED THIS DECLARATION AND ACKNOWLEDGED IT TO BE (HIS/HER) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.</div><div>DATED _____, 20____.</div><div><div>PRINTED NAME: _____ NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON.</div><div>RESIDING AT: _____</div><div>MY APPOINTMENT EXPIRES: _____</div></div></div>		<div><div>STATE OF WASHINGTON) COUNTY OF _____)SS</div><div>I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ SIGNED THIS DECLARATION AND ACKNOWLEDGED IT TO BE (HIS/HER) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.</div><div>DATED _____, 20____.</div><div><div>PRINTED NAME: _____ NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON.</div><div>RESIDING AT: _____</div><div>MY APPOINTMENT EXPIRES: _____</div></div></div> <div><div>STATE OF WASHINGTON) COUNTY OF _____)SS</div><div>I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ SIGNED THIS DECLARATION AND ACKNOWLEDGED IT TO BE (HIS/HER) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.</div><div>DATED _____, 20____.</div><div><div>PRINTED NAME: _____ NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON.</div><div>RESIDING AT: _____</div><div>MY APPOINTMENT EXPIRES: _____</div></div></div>					
<div>RECORDER'S CERTIFICATE</div> <div>FILED FOR RECORD THIS ____ DAY OF _____, 20__ AT ____ M.</div> <div>IN BOOK _____ OF _____ AT PAGE _____.</div> <div>AT THE REQUEST OF _____</div> <div>RECORDING NUMBER _____</div> <div><div>MANAGER OF RECORDS</div><div>SUPERINTENDENT OF RECORDS</div></div>		<div>LAND SURVEYOR'S CERTIFICATE</div> <div>THIS SHORT PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH STATE AND COUNTY STATUTES IN MAY, 2017.</div> <div>_____ Certificate No. 40021</div>		<div><div><div>ENGINEERING • PLANNING • SURVEYING</div></div><div>14711 NE 29th Place Suite 101 Bellevue, Washington 98007 425.885.7877 Fax 425.885.7963</div></div> <div><div></div></div>		<div>TKACH SHORT PLAT</div> <div><div>DWN. BY DAP</div><div>DATE 09/19/17</div><div>JOB NO. 14003T</div></div> <div><div>CHKD. BY GXS</div><div>SCALE N/A</div><div>SHEET 1 OF 2</div></div>	

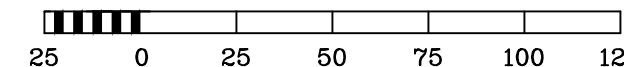


SHORT PLAT NO. SP17-00004

RECORDING NO.

VOL./PAGE

1 inch = 50 ft.



PORTION OF

THE NE 1/4 OF THE NE 1/4 OF SEC. 21, TWP. 24 N, RGE. 6 E, W.M.

REFERENCES

- R1 CITY OF ISSAQUAH LLA PLN06-00135
VOL. 237, PGS. 204-205
- R2 CITY OF ISSAQUAH LLA PLN06-00136
VOL. 237, PGS. 206-207

BOUNDARY TIES

- ① FND 1/2" REBAR/CAP "BOGDON 33487"
- ② FND 1/2" REBAR/CAP "PACE 33127"

SURVEY NOTES

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM FIRST AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE FILE NO. 2240614, DATED APRIL 17, 2014, UPDATED MAY 27, 2016. IN PREPARING THIS MAP, CORE DESIGN HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED FIRST AMERICAN COMMITMENT. CORE DESIGN HAS RELIED WHOLLY ON FIRST AMERICAN TITLE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

2. ALL DISTANCES ARE IN FEET.

3. THIS IS A FIELD TRAVERSE SURVEY. A SOKKIA 5 SECOND ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

LEGEND

- SET 1/2 REBAR/CAP "CORE 40021"
- FND CORNER AS NOTED

BASIS OF BEARINGS

N88°03'44"W ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 22-24-6 PER THE CITY OF ISSAQUAH LOT LINE ADJUSTMENT NO. PLN06-00136, RECORDED IN VOLUME 237 OF SURVEYS, PAGES 206 AND 207.

AREA TABLE

LOT 1:	±37,682 S.F.	±0.86506 ACRES
LOT 2:	±25,150 S.F.	±0.57736 ACRES
LOT 3:	±31,821 S.F.	±0.73051 ACRES
TOTAL:	±94,653 S.F.	±2.17293 ACRES

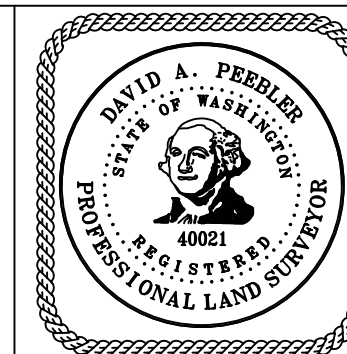
LINE & CURVE TABLE			
TAG #	RADIUS	BEARING/DELTA	LENGTH
C1	25.00	64°02'22"	27.94
C2	24.93	64°47'26"	28.20
C3	25.00	44°48'43"	19.55
C4	25.00	32°56'05"	14.37
C5	25.00	38°55'24"	16.98
C6	25.00	31°57'38"	13.95
C7	27.27	36°55'13"	17.57
C8	25.00	19°23'09"	8.46
L1		N02°11'46"E	25.87
L2		N72°03'39"E	7.81
L3		N07°44'57"W	6.31
L4		N11°35'50"W	27.12

LINE & CURVE TABLE			
TAG #	RADIUS	BEARING/DELTA	LENGTH
L5		S69°50'15"W	24.34
L6		S65°57'20"W	29.47
L7		S65°05'10"W	25.42
L8		N77°29'03"W	18.51
L9		S72°16'16"W	8.84
L10		N89°21'25"W	10.21
L11		N57°23'47"W	4.83
L12		N56°30'18"W	8.83
L13		N34°13'00"W	23.05
L14		N43°55'50"W	19.08
L15		N06°33'58"W	14.44
L16		N48°09'04"W	6.64

LINE & CURVE TABLE			
TAG #	RADIUS	BEARING/DELTA	LENGTH
L17		S46°11'46"W	20.51
L18		S65°34'55"W	14.74
L19		S56°57'28"W	7.88



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TKACH SHORT PLAT

DWN. BY DAP	DATE 09/19/17	JOB NO. 14003T
CHKD. BY GXS	SCALE 1" = 50'	SHEET 2 OF 2